



Land Use Planning • Sustainability Services • Community Planning • Development Permits

November 1, 2022

Ms. Tara Furukawa
Department of Planning
200 Main Street
One Main Plaza Bldg., Suite 619
Wailuku, HI 96793

Dear Ms. Furukawa:

RE: PROJECT UPDATES FOR MAUI AIRPORT INDUSTRIAL (SM1 2022-0004) ON PROPERTY LOCATED WITHIN MAUI BUSINESS PARK, PHASE II, NORTH PROJECT AREA IDENTIFIED AT TMK NOS. (2) 3-8-103:014, 015, 016, 017, AND 018.

Per PCH's October 31, 2022 email, this letter summarizes the various Maui Airport Industrial project updates reflected in our discussions and the recently transmitted plans to your office. These changes are minor in scope and do not affect the development's impacts or relationship to the SMA policies and guidelines.

1. **Project Square Footage.** The overall project square footage is reduced from 136,320 square feet to 136,000 square feet. The warehousing space will increase from 98,320 square feet to 102,000 square feet, while office space will decrease from 38,000 square feet to 34,000 square feet (See Exhibit 1, Updated Project Details Table Dated October 24, 2022).
2. **Lot Consolidation and Resubdivision.** Per the revised site plan in the updated graphics package dated October 24, 2022, and attached here, the five lots will be consolidated and resubdivided into two lots rather than one (See Exhibit 2, Updated Site Plans Dated October 22, 2022).
3. **Onsite Parking.** Onsite parking for the development decreases from 142 stalls to 137 stalls, which is one more than required for the proposed mix of uses. Parcel 1 will have 101 stalls, and Parcel 2 will have 36 stalls (See Exhibit 1, Updated Project Details Table Dated October 24, 2022).
4. **Update to Water Discussion.** The discussion of the project's water usage has been updated to reflect the allocated demand (See discussion below and Exhibit 3, Updated Preliminary Engineering and Drainage Report Revised October 2022).

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msummers@planningconsultantshawaii.com
www.planningconsultantshawaii.com

Previous Description of Water in Preliminary Engineering Report Dated April 2022

Water to the proposed project is provided by the existing MBP – Phase II dual private water system. The dual water system was constructed in 2011 and is owned by A&B Properties. The source for the private water system is the Waiale Wells. Both water systems are currently operated by Pural Water Specialty Company, Inc. The existing private potable and non-potable water systems are located within the MBP II subdivision lots with one potable and one non-potable water laterals to each lot. There is an existing 12-inch potable waterline located within the lots which provides water to the domestic water meters and fire hydrants. There is a 6-inch non-potable waterline which traverses parallel to the potable waterline which provides irrigation water to each lot.

Potable water service and fire protection for the proposed project will be provided from the MBP PII potable water system. The required fire flow for the proposed project is 2,000 gallons per minute for a duration of 2 hours. The existing potable water system consists of a 12-inch waterline with water laterals to each lot and fire hydrants spaced at 250 feet intervals. There is also a private non-potable water system which will be used primarily for irrigation purposes. The source for the non-potable water system is an irrigation well system consisting of three irrigation well pumps located in the MBP PII South Project area. The existing non-potable water system consists of a 6-inch waterline with laterals to each lot. In accordance with the Department of Water Supply's Domestic Consumption Guidelines for 95,953 square feet of warehouse and 38,000 square feet of office is approximately 36,270 gallons per day (see Appendix C).

Water Description in Updated Preliminary Engineering Report Revised October 2022

Water to the proposed project is provided by the existing MBP – Phase II dual private water system. The dual water system was constructed in 2011 and is owned by A&B Properties. The source for the private water system is the Waiale Wells. Both water systems are currently operated by Pural Water Specialty Company, Inc. The existing private potable and non-potable water systems are located within the MBP II subdivision lots with one potable and one non-potable water laterals to each lot. There is an existing 12-inch potable waterline located within the lots which provides water to the domestic water meters and fire hydrants. There is a 6-inch non-potable waterline which traverses parallel to the potable waterline which provides irrigation water to each lot.

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Ms. Tara Furukawa
Planner
Department of Planning
RE: Updates to SM1 2022-0004
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system consists of a 6-inch waterline with laterals to each lot. The non-potable irrigation demand is anticipated to be approximately 4,144 gallons per day.

In accordance with the approved Engineering Reports for Waiale Wells 1 and 2 and the recorded Declaration of Covenants and Restrictions Maui Business Park Phase II, the average daily potable water demand is 15,724 gallons per day (See Exhibit C).

5. **Added Slope Roof Elements.** Responding to comments from Maui Business Park Design Review Committee, sloped roof elements have been incorporated into the design of the roof. These architectural features are presented in the updated graphics package previously transmitted to your office and dated October 24, 2022. (See Exhibit 4, Updated Renderings, dated October 24, 2022).

Thank you for your assistance with this important project.

Should you have any questions, please let me know.

Sincerely yours,



Michael J. Summers
Planning Consultants Hawaii, LLC

cc. Anthony Wrzosek, R.D. Olson

Tara Furukawa - Response to Questions

From: <msummers@planningconsultantshawaii.com>
To: ""Tara Furukawa"" <Tara.Furukawa@co.maui.hi.us>, ""Tara Nakashima"" <tar...
Date: 10/28/2022 11:51 AM
Subject: Response to Questions

Hi Tara,

Please see the following response to your questions.

1. Construction duration: May 2023 – June 2024
2. Lighting plan (Photometric Site Plan) is attached to the graphics board.
3. The project will have a private trash service during construction. Permanent trash service will be determined by each tenant.

All the best,

Mike



PLANNING CONSULTANTS HAWAII, LLC.

MICHAEL J. SUMMERS

PRESIDENT

75 Wailani Street

Wailuku, Maui, HI 96793

Telephone: 808-244-6231

Cell: 808-269-6220

e-mail: msummers@planningconsultantshawaii.com

Tara Furukawa - Operation and Construction Phase Impacts

From: <msummers@planningconsultantshawaii.com>
To: "'Tara Furukawa'" <Tara.Furukawa@co.maui.hi.us>, "'Tara Nakashima'" <tar...
Date: 10/28/2022 4:19 PM
Subject: Operation and Construction Phase Impacts

Hi Tara,

Please see the assessment below.

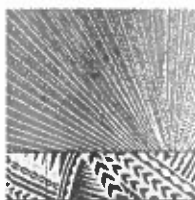
All the best,

Mike

Construction and Operation Phase Employment

Short-term construction-related impacts. Using the State of Hawai'i , Department of Business Economic Development and Tourism's Input-Output Model (2017), the direct, indirect, and induced employment generated during the construction phase of the development are approximately 119 jobs. Direct employment is approximately 47 jobs during the construction phase.

Longer-term employment opportunities. The project will create operation phase employment for the employees that work on-site. To estimate operation phase employment, we use data from the U.S. Energy Information Administration's (EIA) survey of commercial buildings to identify space utilization averages for specific building types or industries (December 2016). According to the EIA survey, the median square feet per worker for buildings where the principal activity is office is 600 square feet. For buildings where the principal activity is warehousing and storage the median square feet per worker is 1,500. The Maui Airport Industrial project is estimated to comprise approximately 36,000 square feet of office space and 102,000 square feet of warehouse space. Thus, the operation phase employment is estimated at 128 workers at full buildout.



PLANNING CONSULTANTS HAWAII, LLC.

MICHAEL J. SUMMERS

PRESIDENT

75 Wailani Street

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Cell: [808-269-6220](tel:808-269-6220)

Tara Furukawa - FW: Number of Stories

From: <msummers@planningconsultantshawaii.com>
To: "Tara Furukawa" <Tara.Furukawa@co.maui.hi.us>
Date: 11/1/2022 1:28 PM
Subject: FW: Number of Stories

Hi Tara,

Please see Tony's response below to the number of stories question.

Thanks,

Mike

From: Anthony Wrzosek <anthony.wrzosek@rdodevelopment.com>
Sent: Tuesday, November 01, 2022 1:26 PM
To: msummers@planningconsultantshawaii.com
Subject: RE: Number of Stories

Mike,

Building height remains the same. Tenants will have the option for one level (30'-32' high ceiling) and/or two levels (e.g. industrial office mezzanine).

Tony

Anthony Wrzosek
Vice President, Planning & Development

R.D.OLSON

DEVELOPMENT

520 Newport Center Drive, Suite 600

Newport Beach, California 92660

Direct: (949) 271-1100

anthony.wrzosek@rdodevelopment.com

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From: msummers@planningconsultantshawaii.com <msummers@planningconsultantshawaii.com>
Sent: Tuesday, November 1, 2022 3:43 PM
To: Anthony Wrzosek <anthony.wrzosek@rdodevelopment.com>

Subject: Number of Stories

Importance: High

Hello Anthony,

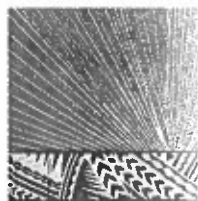
Tara is asking for confirmation that the buildings are one story.

It's my understanding that they are with high ceiling heights for warehousing. The SMA says one story.

Please confirm.

Thanks,

Mike



PLANNING CONSULTANTS HAWAII, LLC.

MICHAEL J. SUMMERS

PRESIDENT

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Tara Furukawa - RE: Questions

From: <msummers@planningconsultantshawaii.com>
To: "Tara Furukawa" <Tara.Furukawa@co.maui.hi.us>
Date: 10/21/2022 8:39 AM
Subject: RE: Questions
Cc: "Anthony Wrzosek" <anthony.wrzosek@rdodevelopment.com>

Hi Tara,

The project's drainage should remain the same. The Applicant will have a reciprocal access and utility easement along the center drive aisle that straddles the new parcel line.

All the best,

Mike



PLANNING CONSULTANTS HAWAII, LLC.

MICHAEL J. SUMMERS

PRESIDENT

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e-mail: msummers@planningconsultantshawaii.com

From: Tara Furukawa <Tara.Furukawa@co.maui.hi.us>

Sent: Friday, October 21, 2022 8:20 AM

To: msummers@planningconsultantshawaii.com

Subject: RE: Questions

Hi Mike, see the attached pdf with all of the letters I received so far. I thought the DOT had copied you on the email but maybe not..

>>> <msummers@planningconsultantshawaii.com> 10/19/2022 3:52 PM >>>

Hi Tara,